

<p style="text-align: center;">City of Regina <b>HERITAGE INVENTORY EVALUATION FORM</b></p>	Evaluation Date    June 24, 2020
	Neighbourhood    Crescents
	Designation
<p>The place should be rated for each of the criteria below, in order to establish its relative significance. This will determine if the place merits inclusion on the City of Regina Heritage Inventory or not and whether it is Grade 2 (Neighbourhood-wide significance) or Grade 1 (City-wide significance).</p>	

Historic Place Name Bagshaw Residence	
Municipal Address 56 Angus Street	Year of Construction    1913
Architectural Style Craftsman Style  Architect/Designer Frederick Chapman Clemesha  Builder	Legal Address/Description  Theme(s) Capital City Development
Consultant	
Heritage Planner Femi Adegeye, Senior City Planner	
Contemporary Photo (6" Max. Width/Height) 	

<b>Statement of Significance</b>	Historic Place Name Bagshaw Residence
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### ***Description of Historic Place***

56 Angus Crescent is a residential property located on lots 20 and 21 of Block A in the City of Regina's historic Crescents neighbourhood. The property features a 1 ½-story, stucco and wood shakes clad house, known as the Bagshaw Residence, which was constructed in 1913. The property is currently listed on the City of Regina Heritage Holding Bylaw but does not have municipal heritage status.

### ***Heritage Value of Historic Place***

The heritage value of 56 Angus Crescent resides in its association with Frederick Bertram Bagshaw, a distinguished resident of Regina, Saskatchewan. Frederick B. Bagshaw commissioned Regina based Architect Frederick Chapman Clemesha to design the house in 1912, and Bagshaw occupied the house for fifty years from 1913-1963. Frederick B. Bagshaw was a prominent lawyer and political figure in Saskatchewan who served in the First World War as a Captain with the Regina North West Mounted Police Overseas Canadian Cavalry in the 16th Light Horse Regiment. Bagshaw was elected as a soldier's representative in the Legislative Assembly of Saskatchewan from 1917-1921. In 1929 Bagshaw was named to the enforcement council for the Wartime Price and Trade Board, it was for this work that Bagshaw was awarded the Order of the British Empire. Bagshaw was also appointed to the Regina Public Library Board in 1941 and chaired the board committee until 1962. To honour his work with the Regina Public Library Board a library science scholarship was set up in 1964 and named the Bagshaw Scholarship. From 1951-1958 Frederick Bagshaw held the position of the City Police Court Magistrate and was one of the oldest active Magistrates in Canada. A committed public servant, Bagshaw was involved with a variety of organizations throughout his life. His public service included work for the Canadian National Institute for the Blind, Maple Leaf Hostel and the Great War Veteran's Association. Bagshaw Place in Regina, SK was named for Frederick Bertram Bagshaw due to his long contributions to the City of Regina and the Province of Saskatchewan.

The heritage value of 56 Angus Crescent also resides in its architectural style. The exterior design of this residence is an example of the Craftsman Style, as exhibited in the low-pitched gable roof with its wide overhanging eaves, large single dormer, large porch, wooden double hung windows, and exposed wooden structural elements. 56 Angus Crescent was designed by Frederick Chapman Clemesha of the prominent Regina architectural firm of Clemesha and Portnall, which was renowned for its architectural contribution to the residential fabric of Regina.

The heritage value of the property also resides in its location within the Crescents neighbourhood of Regina, and its contribution to the historical architectural character of the Crescents. The development of the Crescents began before the First World War and continued for the next 30 years. Named for the concentric series of the three semi-circular streets that were proposed in the 1883 town-site survey, then further detailed in landscape architect Thomas Mawson's 1913 plan for the City of Regina. The Crescents neighbourhood is a prestigious neighbourhood known for its architectural merit, elm-shaded streets and its proximity to the parklands along Wascana Creek.

### ***Character-Defining Elements***

The heritage value of the Bagshaw Residence resides in the following character-defining elements:

- those elements which reflect its contribution to defining the character of the Crescents neighbourhood, such as its architectural form and façade;
- those elements which speak to the association of the property with Frederick Bagshaw, including its location on its original site;
- those elements which reflect Craftsman architectural style, such as the low-slope gable roof, large overhanging eaves, large single dormer, large covered front porch with pillars, exposed wooden structural elements, and the multi-pane double hung windows.

<b>Statement of Integrity</b>	Historic Place Name Bagshaw Residence
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## Values Summary

- The Bagshaw Residence is valued for its architectural form and façade that contributes to the character of the Crescent neighbourhood.
- The Bagshaw Residence is valued for its association with Frederick Bagshaw, including its location on its original site.
- The Bagshaw Residence is valued for its expression of Craftsman architectural style.

Period of Significance  
1913

## Chronology of Alterations

*Aspects of Integrity*

<b>1. LOCATION</b>	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Location is the place where a building, structure or landscape was constructed or established or the place where an historic activity or event occurred.			
<b>2. DESIGN</b>	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Design is the combination of elements that create the landscape or the form, scale, massing, plan, layout, and style of a building or structure.			
<b>3. ENVIRONMENT</b>	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Environment is the physical setting of an historic place. Whereas location refers to a specific geographic coordinate, environment refers to the surrounding character of the place.			
<b>4. MATERIALS</b>	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Materials are the physical elements that were combined or deposited during a particular period(s) or time frame and in a particular pattern or configuration to form an historic place.			
<b>5. WORKMANSHIP</b>	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history. It is important because it can provide information about technological practices and aesthetic principles.			
<b>6. ASSOCIATION</b>	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
Association is a direct link between an historic and a significant historical theme, activity or event, or an institution or person.			

*Statement of Integrity*

The Bagshaw Residence maintains fair aspects of integrity necessary for it to convey its significance/heritage value(s).

Overall, the Bagshaw Residence is in fair condition with its form, scale, and massing largely intact. The house also retains a high degree of integrity of its original materials. However, some degree of deterioration due to a lack of maintenance is evident.

- Foundation: The material and general condition of the foundation could not be observed.
- Cladding: The exterior stucco cladding is in fair condition with a few hairline cracks noted. Vertical and horizontal cracks through mortar may require mason or structural engineer oversight. Wood shingle cladding on the second floor appears to be in fair condition, with some of these elements displaying deterioration.
- Roof: The roof exhibits no sagging or bulges; however, deterioration and missing shingles are evident. Paint deterioration on the wood soffit and brackets below the eaves is evident.

- Roof elements: Exposed rafter tails shows sign of paint deterioration. Gutters and rainwater leaders are present. However, some gutters and rainwater leaders show areas of rot or paint loss. This suggests they need to be cleaned.
- Windows: Most, if not all wood sashes, storms, and trim appear to be in good condition, but some of these elements are displaying paint deterioration and missing glass.
- Doors: The main entrance on the façade has been retained, featuring its original (or a very early) wood door with glass panel, which is in good condition.
- Porch: The design and materials of the front porch are original and in fair condition overall. There is minor staining on the wooden columns. Evidence of deterioration and water damage on wood elements esp. on the ceiling. Original stone pavers are in a good condition with few cracks.
- Chimney: External red brick chimney is original. Chimney does not appear to be leaning. Materials are in good condition overall. Brick is stained, but no evidence of missing brick or mortar noted.

Criteria of Integrity		Historic Place Name Bagshaw Residence			
Criteria	Level of Heritage Significance				
	N/A	Low	Moderate	High	
1. The place is closely and meaningfully associated with one or more themes, events, periods of time, or cultural traditions considered important in the history of Regina. ( <i>Historic</i> )	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2. The place is strongly associated with the life or work of a person, group of persons, or institution(s) of importance in Regina's history. ( <i>Historic</i> )	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. The place is important in demonstrating aesthetic characteristics and/or represents an important creative achievement in design, architecture, landscape architecture, planning, construction, materials, or technology. ( <i>Aesthetic, Architectural, Technical</i> )	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4. The community, or a social or cultural group within the community, is deeply attached to the place for social, cultural, or spiritual reasons. ( <i>Social, Cultural, Spiritual</i> )	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5. The place, by virtue of its location, its symbolism, or some other element, serves to communicate the heritage of Regina to a broad audience. ( <i>Landmark, Symbolism</i> )	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6. The place could yield important information that will contribute to the understanding of Regina's past. ( <i>Scientific, Educational</i> )	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7. The place possesses uncommon, rare or endangered aspects of Regina's cultural history. ( <i>Historic, Rarity</i> )	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
8. The place is important in the historic urban development of the neighbourhood or city. ( <i>Context, Landscape, Urban Context, Group Value</i> )	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Based on the above criteria, does the place merit inclusion on the Heritage Inventory? (at least 1 'High' or 4 'Moderate')	<input checked="" type="checkbox"/> No		<input type="checkbox"/> Yes		
Does the place possess city-wide significance for any of the criteria listed above? If yes, please explain:	<input checked="" type="checkbox"/> No (Result is GRADE 2)		<input type="checkbox"/> Yes (Result is GRADE 1)		
Does the place retain sufficient integrity to convey significance? If not, the place will not qualify.	<input type="checkbox"/> No		<input checked="" type="checkbox"/> Yes		
<b>FINAL EVALUATION</b>	<input checked="" type="checkbox"/> Grade 2		<input type="checkbox"/> Grade 1		
Date Evaluated by City: June 30, 2020					
Date Approved by City: July 9, 2020					



**Additional Images**Historic Place Name  
Bagshaw Residence

Additional Images (6" Max. Width/Height)

**Caption:** Detail of front elevation of the Bagshaw Residence**Date:** June 24, 2020**Source:** The City of Regina**Copyright:**

## Additional Images

Historic Place Name  
Bagshaw Residence

Additional Images (6" Max. Width/Height)



**Caption:** Detail of the front porch of the Bagshaw Residence

**Date:** June 24, 2020

**Source:** The City of Regina

**Copyright:**



## Additional Images

Historic Place Name  
Bagshaw Residence

Additional Images (6" Max. Width/Height)



**Caption:** Detail of the roof with dormer of the Bagshaw Residence

**Date:** June 24, 2020

**Source:** The City of Regina

**Copyright:**



## **EXPLANATORY NOTES**

### **1.0 Eligibility for inclusion the Heritage Inventory:**

- Places must be at least 30 years old to be eligible for inclusion, recognizing buildings from the 1980s have been designated in other municipalities.
- Places include: buildings, structures, groups of buildings or structures, landscape features (gardens, but not individual trees unless commemorative), cultural landscapes, and engineering works.
- Excluded places include archaeological sites, individual trees unless commemorative, movable objects, and intangible heritage. UNESCO Convention on the Safeguarding of Intangible Cultural Heritage including oral traditions, performing arts, social practices, rituals, festive events, knowledge and practices concerning nature and the universe, or the knowledge and skills to produce crafts.

### **2.0 Assessing Level of Heritage Significance:**

Within each criterion, there should be a comparison of the place to similar places within the City of Regina in order to determine the relative merit of the place.

**CRITERIA 1** – This criterion assesses the place’s association with broad themes, events, periods of time and cultural traditions of local/civic history, including settlement patterns, economic growth or production, community development, cultural knowledge base and traditions, and government systems. The themes have been established in the City’s “Thematic Framework and Historical Context Statement.”

***N/A***

The place exhibits a limited connection to one or more of the identified city-wide historic themes or subthemes.

***Low***

The place exhibits a recognizable connection to one or more of the identified city-wide historic themes or subthemes.

***Moderate***

The place exhibits a significant connection to one or more of the identified city-wide historic themes or subthemes.

***High***

The place exhibits a direct connection to one or more of the identified city-wide historic themes or subthemes and is an excellent, tangible expression of one or more of the themes/subthemes.

**CRITERIA 2** – This criterion assesses the place’s association with a particular person, group of people or institution(s), including the importance of the architect, builder, landscape architect, or planner.

***N/A***

Little or no known historic association.

***Low***

Connected with a person, social or cultural group, or institution that is of limited importance to the neighbourhood.

***Moderate***

Closely connected with a person, social or cultural group, or institution that is of considerable importance to the neighbourhood, or moderate importance to the city.

***High***

Closely connected with a person, social or cultural group, or institution that is of considerable importance to the city, province or nation.

**CRITERIA 3** – This criterion assesses the place’s architectural significance; its expression of style; its design details and features; its building materials; its method of construction; and its planning context.

***N/A***

An average example of a style, type, design or technology that remains common in Regina.

***Low***

A good example of a style, type, design or technology that is common in Regina or in a neighbourhood.

***Moderate***

A very good example of a style, type, design or technology in Regina or in a neighbourhood, or a good example of a style, type or design that is notably early or rare in Regina or in a neighbourhood.

***High***

An excellent example of a style, type, design or technology in Regina or one of few surviving and very good examples of a style, type, design or technology in Regina.

**CRITERIA 4** – This criterion assesses evidence of a strong/special association between the place and a particular community/cultural group.

***N/A***

The place possesses limited social, cultural or spiritual value.

***Low***

There is a weak social, cultural or spiritual connection between the place and a particular community/ cultural group.

***Moderate***

There is a moderate social, cultural or spiritual connection between the place and a particular community/cultural group.

***High***

There is a strong social, cultural or spiritual connection between the place and a particular community/cultural group.

**CRITERIA 5** – This criterion assesses the visual landmark status or cultural, spiritual or symbolic value of the place.

***N/A***

A place of no landmark or symbolic significance.

***Low***

A landmark in an immediate area or a place of symbolic importance to an immediate area.

***Moderate***

A major landmark within a neighbourhood or a place of symbolic importance to a neighbourhood.

***High***

A landmark of civic importance or a place of significant symbolic value to the city, province or nation.

**CRITERIA 6** – This criterion assesses the physical fabric, documentary evidence, or oral history relating to the place that could yield meaningful information about Regina's cultural history.

***N/A***

The place is not able communicate the history of the immediate area, neighbourhood, or city.

***Low***

The place communicates (physically or through documented/oral evidence) an aspect or aspects of the immediate area's history.

***Moderate***

The place communicates (physically or through documented/oral evidence) an aspect or aspects of history on a neighbourhood scale.

***High***

The place directly communicates (physically or through documented/oral evidence) an aspect or aspects integral to the historic or cultural development of Regina, or is of provincial or national importance.

**CRITERIA 7** – This criterion assesses how rare or uncommon the place is within Regina, or whether it is among a small number of extant places that demonstrate an important style, phase, event, etc.

***N/A***

There are a significant number of similar places.

***Low***

The place demonstrates an uncommon, rare or endangered aspect of the immediate area's cultural history.



***Moderate***

The place demonstrates an uncommon, rare or endangered aspect of the neighbourhood's cultural history.

***High***

The place demonstrates an uncommon, rare or endangered aspect of the city's cultural history.

**CRITERIA 8** – This criterion assesses the significance of the place (building, landscape, urban context) within the historic urban development of the neighbourhood and/or city, including its place within a group of similar buildings, landscapes, or cultural landscapes.

***N/A***

A place with little evidence of a recognizable historic pattern.

***Low***

A place that provides some evidence of an historic pattern of importance for the immediate area.

***Moderate***

A place that can be directly linked to the establishment of an historic pattern of neighbourhood importance.

***High***

A place that can be directly linked to the establishment of an historic pattern of civic importance.

### 3.0 **BASED ON THE EIGHT CRITERIA, THE PLACE MERITS INCLUSION ON REGINA'S HERITAGE INVENTORY WITH AT LEAST 1 'HIGH' RATING OR AT LEAST 4 'MODERATE' RATINGS**

**THRESHOLDS**

**Ranking:** If a place demonstrates **exceptional or outstanding** qualities for any of the criteria (above a 'High' level), it would be considered a **Grade 1** place with city-wide significance, whereas a place that does not exceed a 'High' level in any of the criteria would be considered a **Grade 2** place with neighbourhood-wide significance .

**Integrity:** This refers to the degree to which the heritage values of the place are still evident/authentic, and can be understood and appreciated (for example, the degree to which the original design or use of a place can still be discerned). This includes authenticity of materials, technology and design. If considerable change to the place has occurred, the significant values may not be readily identifiable. Changes that are reversible are not considered to affect integrity. In the City of Regina, degree of integrity is evaluated by a Statement of Integrity, included in this evaluation.